



**7631  
Girard Ave**

LA JOLLA / CALIFORNIA

**Retail  
Space  
Available.**

**FOR SUBLEASE.**



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## GIRARD AVE / LA JOLLA

Located just 2 blocks from the famous La Jolla Cove, this space is situated on arguably the best shopping street south of Orange County! La Jolla is an iconic California beach community that is treasured by locals and tourists alike for its unique blend of upscale village living, diverse shopping scene, impressive restaurants, and beachy culture. This is an opportunity for your brand to stand out on the coveted Girard Avenue.

### ± 2,600 SF available

- Excellent visibility on La Jolla's popular retail street, Girard Avenue
- This is one of the busiest retail streets in La Jolla with foot traffic from both locals and tourists
- Located a next to The Shade Store, a few doors north of Vons and on the same block as Trilogy Sanctuary and Bank of America
- Open floor plan with tall ceilings and great storefront windows

# About 7631 Girard Ave.





# Aerial Map





# Area Demographics.



## LA JOLLA / CALIFORNIA

Population	1 Mile	3 Miles	5 Miles
Estimated Population	52,914	171,989	594,420
Forecasted Population (2030)	51,430	167,671	598,218

Daytime Demos			
Total Daytime Population	28,039	105,920	451,248

Median Household Income			
Median Disposable Income	\$168,797	\$132,890	\$131,324
Projected Median Household Income (2030)	\$168,978	\$132,726	\$130,382

Avg Household Income			
Average Household Income	\$238,646	\$176,149	\$173,866
Projected Average Household Income (2030)	\$235,747	\$174,234	\$170,757



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**RI RETAIL INSITE**

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